



Order Filed on February 5,  
2018 by Clerk, U.S. Bankruptcy  
Court - District of New Jersey

United States Bankruptcy Court  
District of New Jersey

caption in compliance with  
D.N.J. LBR 9004-1(b)

Fein, Such, Kahn & Shepard, P.C.  
Counsellors at Law  
7 Century Drive-Suite 201  
Parsippany, NJ 07054  
Attorneys for Secured Creditor  
JPMORGAN CHASE BANK, NATIONAL  
ASSOCIATION  
JILL A. MANZO, ESQ.  
BCJ132  
bankruptcy@feinsuch.com

In Re:

JIN O KIM

Debtor(s)

Case No.: 13

Chapter: 17-15704 SLM

Hearing date: n/a

Judge: Honorable Stacey L.  
Meisel

**CONSENT ORDER VACATING THE AUTOMATIC STAY**

The relief set forth on the following pages, numbered (2) through  
(4), is hereby **ORDERED**.

**DATED: February 5, 2018**

A handwritten signature in cursive script, reading "Stacey L. Meisel", is written over a horizontal line.  
**Honorable Stacey L. Meisel**  
**United States Bankruptcy Judge**

BC 5132

Debtor: JIN O KIM  
Case No: 17-15704-SLM  
Caption of Order: CONSENT ORDER VACATING THE AUTOMATIC STAY

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Upon the application of FEIN, SUCH, KAHN & SHEPARD, P.C. attorneys for the Secured Creditors, JPMORGAN CHASE BANK, NATIONAL ASSOCIATION, as to certain real property known as and in the presence of ROBERT WACHTEL, ESQ., attorney for the above named Debtor, the parties having consented to the entry of the within Order,

Ordered as follows:

1. Debtor received a Chapter 7 bankruptcy discharge on 5/4/2012 under case 12-12415-DHS. Subsequent to Debtor's bankruptcy discharge, the Debtor transferred any interest in the property located at 275 Hoym Street, Jersey City, NJ 07032 to her son, Daniel Hwang.
2. The property located at 275 Hoym Street, Jersey City, NJ 07032 is not part of the bankruptcy estate.
3. The Automatic Stay does not apply to the property located at 275 Hoym Street, Jersey City, NJ 07032. As a result, Secured Creditor is permitted to institute or resume and prosecute to conclusion one or more action(s) in the court(s) of appropriate jurisdiction to pursue Secured Creditor's right as to the property.
4. The movant shall serve this Order on the Debtor, any Trustee and other interested parties.


Debtor: JIN O KIM

Case No: 17-15704-SLM

Caption of Order: CONSENT ORDER VACATING THE AUTOMATIC STAY

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Consent to Form and Entry  
Fein, Such, Kahn & Shepard, P.C.  
Attorney for the Secured Creditor,  
JPMORGAN CHASE BANK, NATIONAL  
ASSOCIATION

By:   
JILL A. MANZO, ESQ.

Consent to Form and Entry  
ROBERT WACHTEL, ESQ.  
Attorney for the Debtor,  
JIN O KIM

By:   
ROBERT WACHTEL, ESQ. .

**Certificate of Notice Page 4 of 4**  
United States Bankruptcy Court  
District of New Jersey

In re:  
Jin O Kim  
Debtor

Case No. 17-15704-SLM  
Chapter 13

**CERTIFICATE OF NOTICE**

District/off: 0312-2

User: admin  
Form ID: pdf903

Page 1 of 1  
Total Noticed: 1

Date Rcvd: Feb 06, 2018

Notice by first class mail was sent to the following persons/entities by the Bankruptcy Noticing Center on Feb 08, 2018.

db +Jin O Kim, 275 Hoym Street, Fort Lee, NJ 07024-5646

Notice by electronic transmission was sent to the following persons/entities by the Bankruptcy Noticing Center.  
NONE. TOTAL: 0

\*\*\*\*\* BYPASSED RECIPIENTS \*\*\*\*\*

NONE. TOTAL: 0

Addresses marked '+' were corrected by inserting the ZIP or replacing an incorrect ZIP.  
USPS regulations require that automation-compatible mail display the correct ZIP.

Transmission times for electronic delivery are Eastern Time zone.

**I, Joseph Speetjens, declare under the penalty of perjury that I have sent the attached document to the above listed entities in the manner shown, and prepared the Certificate of Notice and that it is true and correct to the best of my information and belief.**

**Meeting of Creditor Notices only (Official Form 309): Pursuant to Fed. R. Bank. P. 2002(a)(1), a notice containing the complete Social Security Number (SSN) of the debtor(s) was furnished to all parties listed. This official court copy contains the redacted SSN as required by the bankruptcy rules and the Judiciary's privacy policies.**

Date: Feb 08, 2018

Signature: /s/Joseph Speetjens

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**CM/ECF NOTICE OF ELECTRONIC FILING**

The following persons/entities were sent notice through the court's CM/ECF electronic mail (Email) system on February 6, 2018 at the address(es) listed below:

Denise E. Carlon on behalf of Creditor PROF-2013-S3 Legal Title Trust II, by U.S. Bank National Association, as Legal Title Trustee dcarlon@kmlawgroup.com, bkgroup@kmlawgroup.com  
James Patrick Shay on behalf of Creditor PMT NPL FINANCING 2015-1 james.shay@phelanhallinan.com  
Jill Manzo on behalf of Creditor JPMORGAN CHASE BANK, NATIONAL ASSOCIATION bankruptcy@feinsuch.com  
Jill Manzo on behalf of Creditor FAY SERVICING LLC, as servicer for PROF-2013-S3 LEGAL TITLE TRUST II, BY U.S. BANK NATIONAL ASSOCIATION, AS LEGAL TITLE TRUSTEE bankruptcy@feinsuch.com  
Marie-Ann Greenberg magecf@magtrustee.com  
Nicholas V. Rogers on behalf of Creditor PMT NPL FINANCING 2015-1, BY PENNYMAC LOAN SERVICES, LLC, ITS SERVICING AGENT nj.bkecf@fedphe.com  
Nicholas V. Rogers on behalf of Creditor PMT NPL FINANCING 2015-1 nj.bkecf@fedphe.com  
Robert Wachtel on behalf of Debtor Jin O Kim rwachtel@ronlevinelaw.com, irr72645@notify.bestcase.com  
Robert P. Saltzman on behalf of Creditor PROF-2013-S3 Legal Title Trust II, by U.S. Bank National Association, as Legal Title Trustee dnj@pbslaw.org  
Ronald I. LeVine on behalf of Debtor Jin O Kim ronlevinelawfirm@gmail.com, irr72645@notify.bestcase.com  
Sherri J. Braunstein on behalf of Creditor PENNYMAC LOAN SERVICING, LLC, AS SERVICER FOR CITIBANK, N.A., NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR PMT NPL FINANCING 2015-1 nj.bkecf@fedphe.com, nj.bkecf@fedphe.com  
U.S. Trustee USTPRegion03.NE.ECF@usdoj.gov  
William M.E. Powers, III on behalf of Creditor CitiBank, N.A., not in its individual capacity but solely as Owner Trustee for PMT NPL FINANCING 2015-1 ecf@powerskirn.com

TOTAL: 13